

Ivy Cottage

Latheron, Caithness, KW5 6DW

Offers Over £170,000

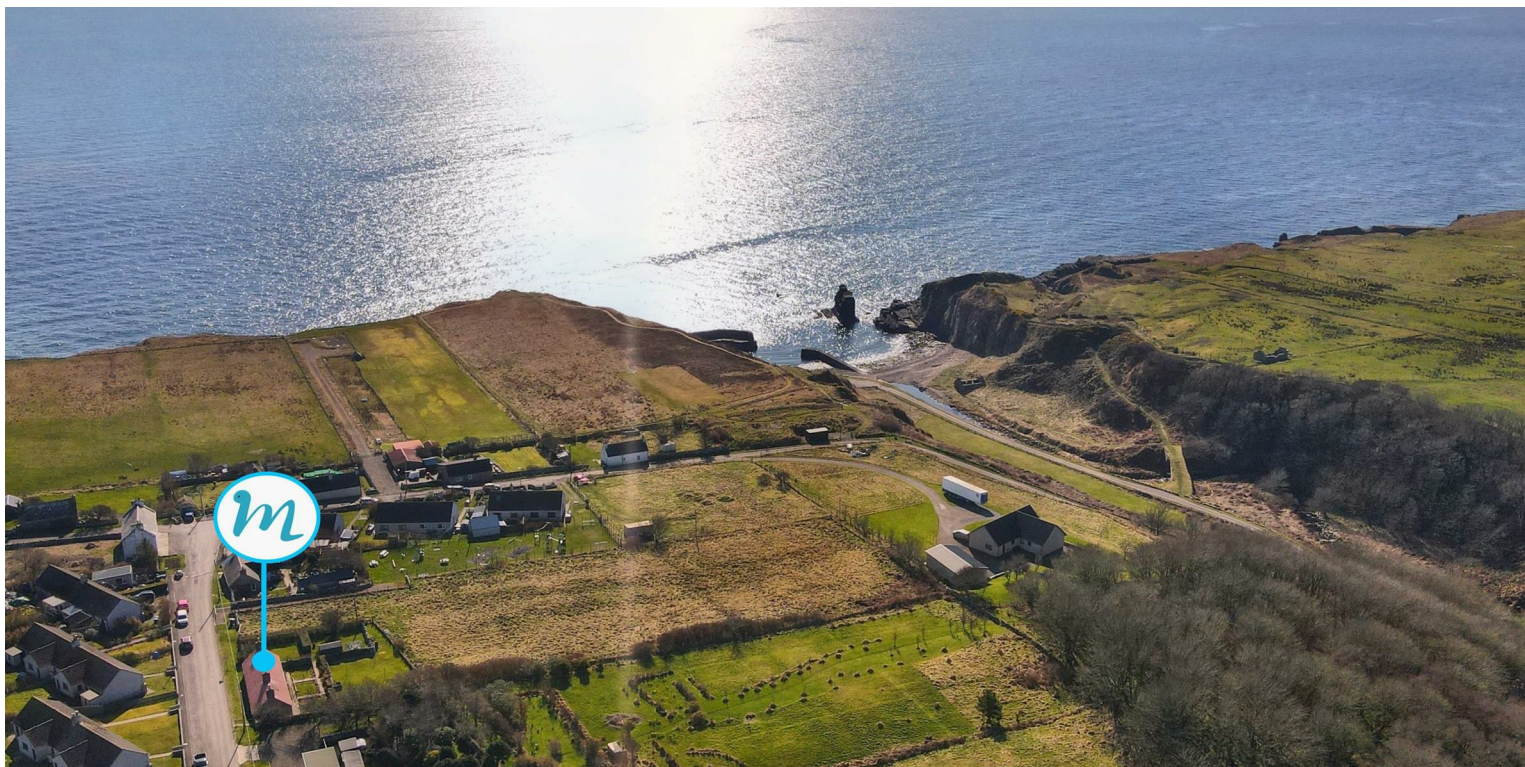
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UNDER OFFER

A traditional croft longhouse with stunning views along the Caithness coastline. The detached cottage has a sitting room, kitchen, shower room and 2 bedrooms. A large south facing garden and a paddock beyond, making in total 1.6 acres approx.





- 2 Bedroom Traditional Longhouse
- All on One Level
- Stunning Coastal Views
- Paddock
- Garden, Greenhouse & Shed



PRS
Property Redress Scheme



Thistle House, Main Street, Golspie, KW10 6TG
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ENTRANCE

The entrance into the property leads in to the hall which has access to the kitchen, shower room and lounge. Storage cupboard and coat hooks.

KITCHEN

13'6" x 8'10"

The kitchen has white gloss base and wall units, includes a free standing cooker, washing machine and fridge freezer. In one corner a cupboard housing the water tank and on the other wall is a fitted display cabinet. Vinyl flooring.

SHOWER ROOM

7'9" x 5'9"

A newly fitted shower room with walk in shower enclosure and electric shower, w/c and white wash basin in a two drawer vanity unit

LOUNGE

13'10" x 13'4"

From the entrance is a doorway to the lounge large south facing window and an open fire.

HALLWAY

Through into the hallway and access to the 2 bedrooms along with an external door. Hatch to attic.

BEDROOM 1

13'2" x 11'3"

The larger of the two bedrooms with a south facing window and fitted cupboard.

BEDROOM 2

7'10" x 9'4"

Bedroom with window to the rear of the property.

GARDEN & OUTBUILDINGS

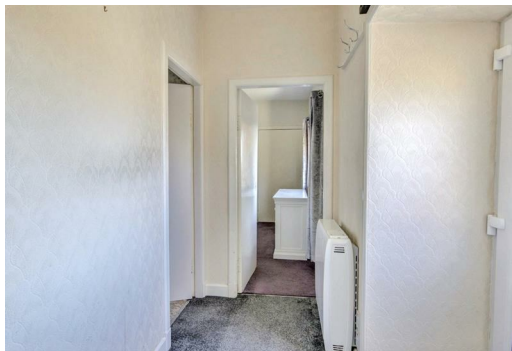
From the road the path takes you along in front of the property and has a path that leads to both external doors. A gate leads into a grassed garden with drying poles in situ. To the side is another walled garden with a wooden shed and greenhouse.

PADDOCK

The paddock is approx 1 acre of arable land and south facing with stunning views along the coastline. Vehicle access can be gained from the road into the paddock.

LOCATION

Ivy Cottage is located in the coastal hamlet of Latheronwheel on the cliff side of the east coast of Caithness along the NC 500 Route. 17 miles north is the town of Wick where you will find shops such as Tesco's, Lidl, Home Bargains and the local hospital. Inverness is 86 miles south and has an airport that takes you to a number of international airports.



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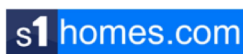
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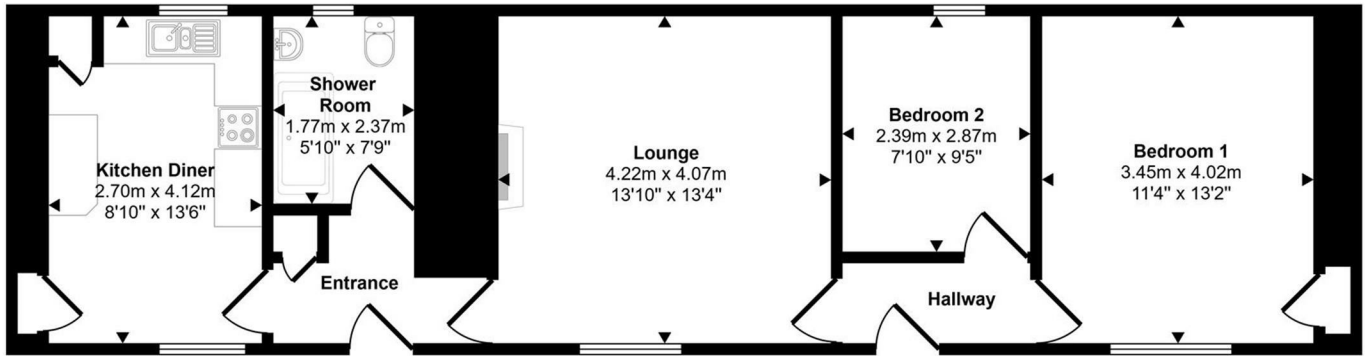
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Approx Gross Internal Area
70 sq m / 754 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Council Tax
Highland Council
Band B

Tenure
Freehold

Entry
By mutual agreement

Viewing
To arrange a viewing of Ivy Cottage, Latheronwheel,
Latheron, Caithness KW5 6DW, please contact Monster
Moves on 01408 525001 or email [sales@monster-](mailto:sales@monster-moves.co.uk)
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